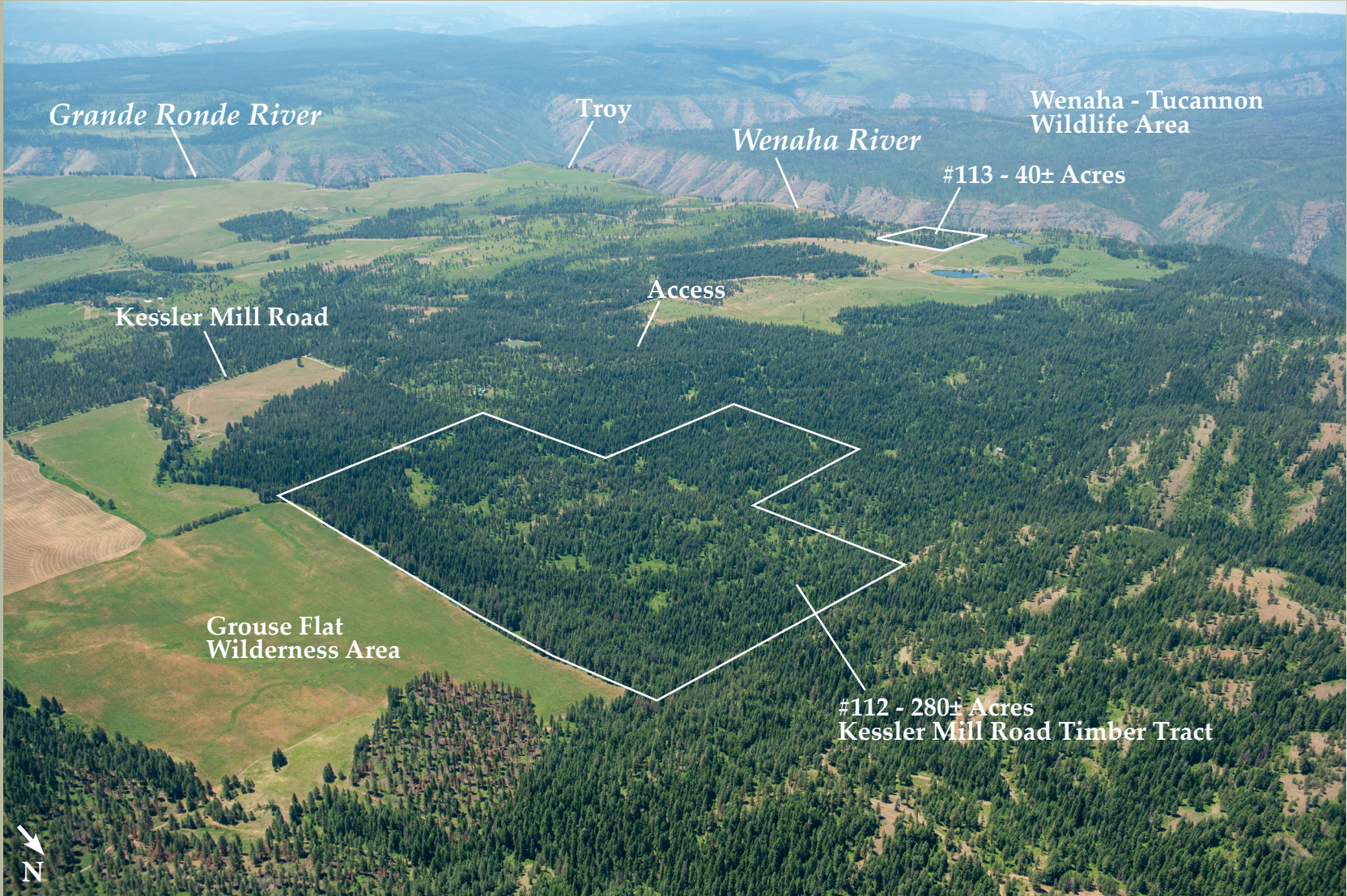




112 - KESSLER MILL ROAD TIMBER AND HUNTING TRACT NEXT TO GROUSE FLATS WILDLIFE AREA. ONE MILE FROM TRAILHEAD TO WENAH-TUCANNON WILDERNESS AREA GARFIELD COUNTY, WASHINGTON

PUBLISHED RESERVE: \$387,500 / \$1,384 per acre

LAST ASKING: No Prior Sale

SIZE: 280± Acres

ELEVATION: 3,750± to 4,000± Feet

ZONING: AG (Agricultural)

PROPERTY INSPECTION: Locked Gate – Please call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This 280± acre timber and hunting tract is located on Grouse Flats, one-quarter mile north of Kessler Mill Road. There is an estimated 1.4 million board feet of primarily Douglas-fir and grand fir, with some ponderosa pine and western larch, providing near-term cash flow. Please see Supplemental Information Package for volume by species. Nearby log markets are within 90 minutes northeast to sawmills in Lewiston, Idaho.

The property has physical access to the southwest corner from Kessler Mill Road, which has been used by Seller since the property was purchased. Grouse Flats Wildlife Area is adjacent to the eastern boundary and Three Forks Trailhead to Wenaha-Tucannon Wilderness is one mile west of the property near Auction Property #113, the hunting cabins on 40± acres. Grande Ronde River community of Troy is a 30 minute drive, providing opportunity for a base camp.

Annual taxes are \$1,959.

LOCATION: T9N, R42E, Section 2, APN 2006420024, Garfield County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 7, 2023

